



**RURAL ZONING COMMISSION
HAMILTON COUNTY, OHIO
OFFICE OF THE ZONING INSPECTOR**
138 E Court Street • Room 801 • Cincinnati, OH 45202
(513) 946-4550

APPLICATION NO
Z20200144
BZA CASE NO
ZVSM202011

NOTICE OF REFUSAL

TO HARJI SINGH
 APPLICANT 11873 NATHANSHILL LANE
 CINCINNATI, OH
 45249

TO HARJINDER & GURINDER SINGH
 OWNER 11873 NATHANSHILL LANE
 CINCINNATI, OH
 45249

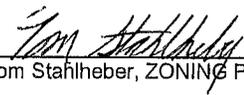
AUDITOR'S ID NUMBER
 BOOK: 620 PAGE: 190 PARCEL: 303

Your application dated September 17, 2020 for a zoning certificate for the construction of a six foot (6') tall solid fence to be located within the front & rear yards at premises designated as **11873 Nathanshill Lane** is hereby refused on this 17th day September 2020 under Sections 41, 10-7.1.a, Section 10-7.1.b.1, and Section 20-1 of the zoning resolution in that:

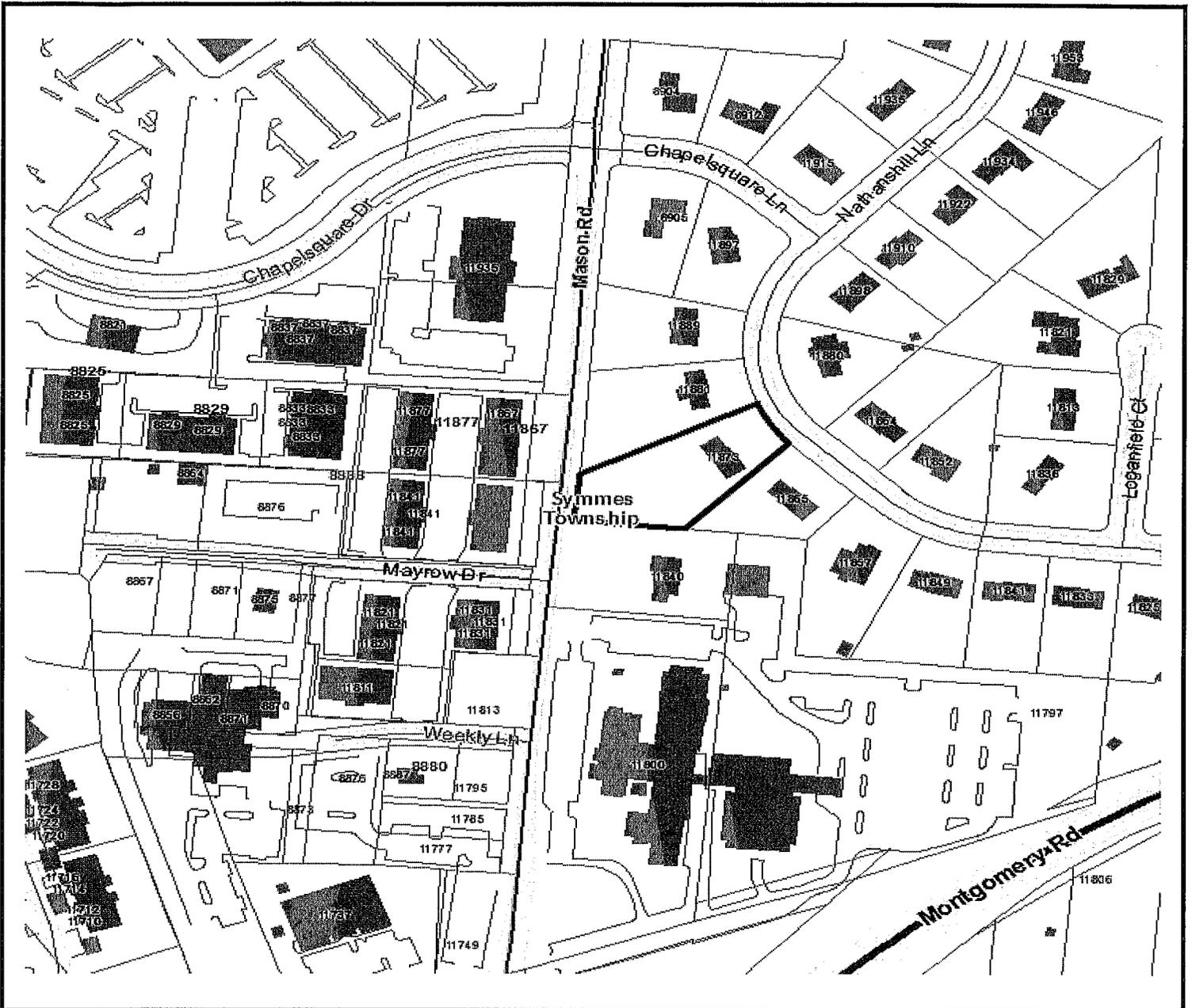
- Section 41** of the Zoning Resolution and the Symmes Township District Maps designate said premises to be in the "A" Single Family Residence District.
- Note 1:** The subject premise is a double frontage lot, having frontage on both Nathanshill Lane and Mason-Montgomery Road.
- Note 2:** As a double frontage lot in the "A" Single Family Residence District the subject premises has front yards measuring fifty (50) feet in depth measured from the road right-of-ways of Nathanshill Lane & Mason-Montgomery Road.
- Note 3:** The proposed six foot (6') tall solid fence is located partially in that front yard adjacent Mason-Montgomery Road.
- Section 346.1** **Height and Open Face Area in Front and Side Yard.** No fence or wall located in the front or side yard shall be built to a height greater than three (3) feet and shall have an open face area of no less than fifty (50%) percent or when constructed to a height of not more than four (4) feet above grade, shall have an open face area of no less than sixty-two (62%) percent. Fences and walls as provided in Section 344.3 and 346.4 shall be exempt from these height and openness requirements.
- Section 346.2** **Height in Rear Yard.** No fence or wall located in the rear yard shall be built to a height greater than six (6) feet above grade. Fences and walls as provided in Section 344.3 and 346.4 shall be exempt from these height and openness requirements. Such fences or walls may be solid in construction.
- Section 281** It shall be unlawful to locate, erect, construct, reconstruct, enlarge, change, maintain or use any building or to use any land in violation of any regulation in or any provision of this Resolution or any amendment or supplement thereto.

An appeal from this decision to the Symmes Township Board of Zoning Appeals is governed under **Sections 183, 184, 184.1, 184.2 and 184.6** of the Zoning Resolution.


 Bryan D. Snyder, AICP, ZONING INSPECTOR


 Tom Stahlheber, ZONING PLANS EXAMINER

NOTE: ANY APPEAL MUST BE FILED WITH THE BOARD OF ZONING APPEALS WITHIN TWENTY (20) DAYS AFTER THE DATE OF THIS REFUSAL IN ORDER TO BE SCHEDULED FOR A HEARING BEFORE THE SYMMES TOWNSHIP BOARD OF ZONING APPEALS. **FOR FURTHER INFORMATION, CONTACT THE ZONING PLANS EXAMINER, OFFICE OF THE ZONING INSPECTOR AT THE HAMILTON COUNTY RURAL ZONING COMMISSION, (513) 946-4550. ALL BOARD OF ZONING APPEALS HEARINGS WILL BE SCHEDULED BY SYMMES TOWNSHIP. THE HEARINGS WILL TAKE PLACE AT THE SYMMES TOWNSHIP ADMINISTRATION BUILDING, 9323 UNION CEMETERY ROAD, LOVELAND, OHIO, 45140, and (513) 683-6644.**



Vicinity Map

**Case: Symmes 2020-11; 11873 Nathanshill Lane
Request: Variance**

Signed: _____ Date: _____

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Any floodway and flood fringe information provided on this map is for conceptual planning purposes only. For official determination of limits recipient must refer to the 2004 FEMA floodway fringe maps. Large differences can exist between actual flood prone area and official FEMA flood fringe areas.

HAMILTON COUNTY RURAL ZONING COMMISSION

138 E COURT ST RM 801
CINCINNATI, OH, 45202-020
(513) 946-4500

Created: 09-22-2020

DESCRIPTION of PROPOSED WORK:-

Please refer to Exh. B enclosed
Herewith -

EXISTING ALONG CHURCH FENCE LINE - SECTION A ^{MARKED AS}
As of Now EXISTING FENCE LINE ALONG CHURCH
Has 6' HIGH Solid Fence, a total length of 56' &
approx 96' length of SPLIT RAIL FENCE

PROPOSED ALONG CHURCH FENCE LINE

A SOLID 6' HIGH FENCE ALONG 152.05'

EXISTING ALONG MASON - MONTGOMERY RD ^{MARKED AS}
SECTION B

As of Now this FENCE LINE IS 6' HIGH SOLID FENCE
IN POOR CONDITION

PROPOSED ALONG MASON - MONTGOMERY RD

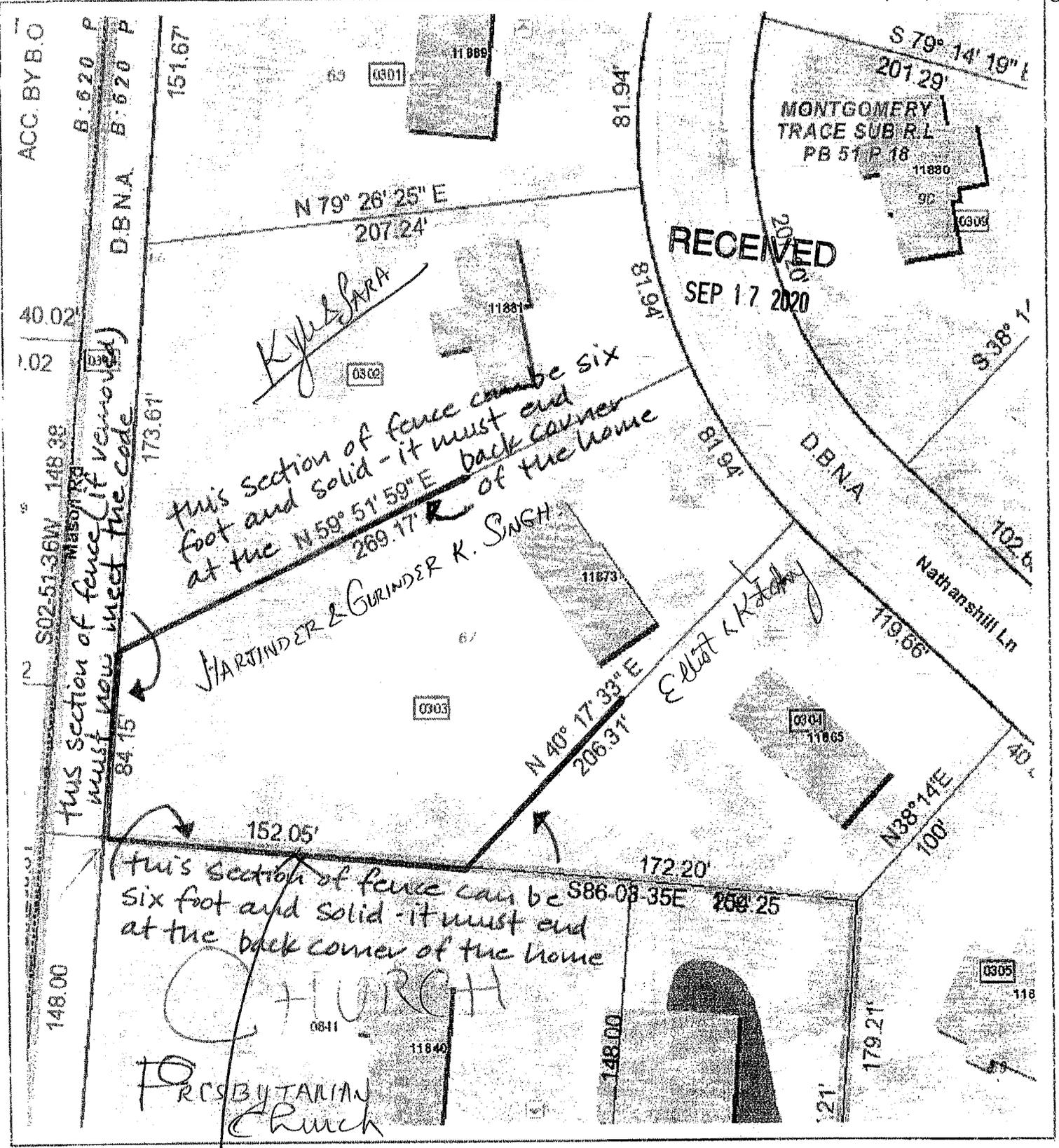
A SOLID 6' HIGH FENCE ALONG this Line, a
total length of 84.15'

J. Hanks -
Respectfully
Gyan Singh

RECEIVED

SEP 17 2020

P.S. - Please find enclosed the letters of support
for this project enclosed Herewith as Exh. C & Exh. D



RECEIVED
SEP 17 2020

this section of fence (if removed) must now meet the code

this section of fence can be six foot and solid - it must end at the back corner of the home

this section of fence can be six foot and solid - it must end at the back corner of the home

CHURCH
PRESBYTERIAN Church



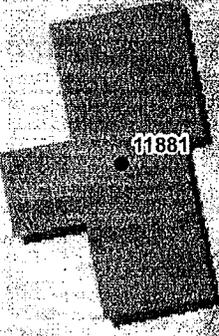
NOTE CAGIS Online Map

A 6' HIGH FENCE to be installed, a total LENGTH of 152.05'

CINCINNATI

Hamilton County Ohio

N 79° 26' 25" E
207.24'



0302

81.94'

Nathans Mill Ln

207.24'

173.61'

SECTION B
N 59° 51' 59" E
269.17'

11873 NATHANS MILL LN, SYMMTWP

Symmes Township

EXISTING - 6' High Solid Fence (84.15')
PROPOSED - 6' High Solid Fence (84.15')

0303

PROPOSED 6' HIGH SOLID FENCE - 152.05' LENGTH
N 40° 17' 33" E
206.31'

EXISTING - 6' HIGH SOLID FENCE
EXISTING - SPLIT RAIL FENCE 98' in Length
152.05'

EXISTING 6' HIGH SOLID FENCE
SECTION A
172.20'

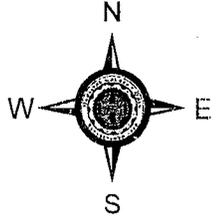
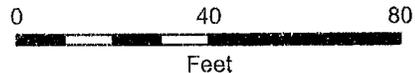
SOLID FENCE - 56' in Length

Sycamore United Presbyterian Church

A SIX FEET HIGH FENCE TO BE INSTALLED
a total length of 152.05'



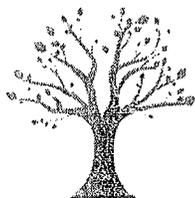
HAMILTON COUNTY
Planning + Development
138 E Court Street, Room 801
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1:477
1 inch = 40 feet
06/09/2020



SYCAMORE
PRESBYTERIAN
CHURCH

September 2, 2020

To Whom It May Concern:

Sycamore Presbyterian Church has no objection to Mr. Harji Singh replacing the run down section of fence which is along our property line on Mason Montgomery Rd. In fact, we would support the replacement of this fencing as it would enhance the appearance of our property.

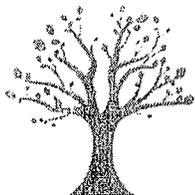
Respectfully,

A handwritten signature in black ink, appearing to read 'James Fischer', written over the word 'Respectfully'.

James Fischer

Director of Operations

INSPIRE. CONNECT. SERVE.



SYCAMORE
PRESBYTERIAN
CHURCH

August 26, 2020

To Whom It May Concern:

Sycamore Presbyterian Church (SPC) gives permission to Dr. Harji Singh and those hired by him to remove, replace, and repair fencing along the continuous property line in accordance with Symmes Township rule. Contractors have permission to reasonable access to SPC property during this process.

Thank you,

A handwritten signature in black ink, appearing to read 'James Fischer', with a long horizontal line extending to the right.

James Fischer

Director of Operations

INSPIRE. CONNECT. SERVE.